

## 4 Urban Development

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### 4.2 Objectives and Policies

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4.2.2.21 Ensure that development within the Te Pūtahi Ladies Mile Zone provides for:

- a. an urban development with a strong community identity and sense of place by enabling community activities, including education activities, a commercial centre that meets needs of local residents, and connections to the surrounding landscape and residential communities;
- b. high and medium density residential development to enable diversity of housing choice through different typologies to contribute to increased supply of housing and affordable homes;
- c. a landscaped **gateway** treatment:
  - of the edge of adjoining State Highway 6 to increase amenity for both road users and adjoining residential areas; and
  - **adjoining the eastern end of the Zone north of State Highway 6 to provide a designed urban edge that promotes the containment of the urban development within the landscape;**
- d. integration of key roading north of the State Highway with existing intersections serving development south of the State Highway to encourage connectivity, including walking and cycling trips, between the south and north sides of the State Highway;
- e. reduced reliance on travel by private vehicle through promotion of public and active transport; and
- f. Ngāi Kāi Tahu values, including through:
  - i. Incorporating climate change mitigation and adaptation within design;
  - ii. Protecting the mauri of water with water sensitive design, incorporating on-site management of stormwater and requirement for permeable surfaces, utilising reticulated systems for potable supply and wastewater, incorporating onsite water retention and reducing operational water use;
  - iii. Preferring the use of indigenous vegetation that naturally occurs and/or previously occurred in the area as part of landscape design, including species preferred by indigenous birds; and
  - iv. Incorporating reference to Ngāi Tahu values in design where appropriate.

**Commented [MF1]:** #86 Ministry of Education

**Commented [MF2]:** #105 Maryhill Limited

**Commented [MF3]:** #104 Waka Kotahi

**Commented [MF4]:** #100 Te Rūnanga o Ngāi Tahu, Papatipu Rūnanga

4.2.2.22 Avoid residential subdivision and development that does not achieve the residential density range required within the Medium and High Density Residential Precincts of the Te Pūtahi Ladies Mile Zone, to ensure a sufficient population to support viable public transport and social amenities.

**Commented [JB5]:** #82 Roman Catholic Bishop of Dunedin